

# Western Common Advisory Committee

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MLP Developments Ltd.



## Details of the request:

1. Redesignate and rezone PID's identified in table below from RB-1 to WC.

PID	Current zone	Proposed Zone	Area (acres)
<b>41018219</b>	RB-1	WC	30a
<b>41032814</b>	RB-1	WC	68a
<b>40271603</b>	RB-1	WC	79a
<b>40271611</b>	RB-1	WC	12a
		<b>Total</b>	<b>189a</b>

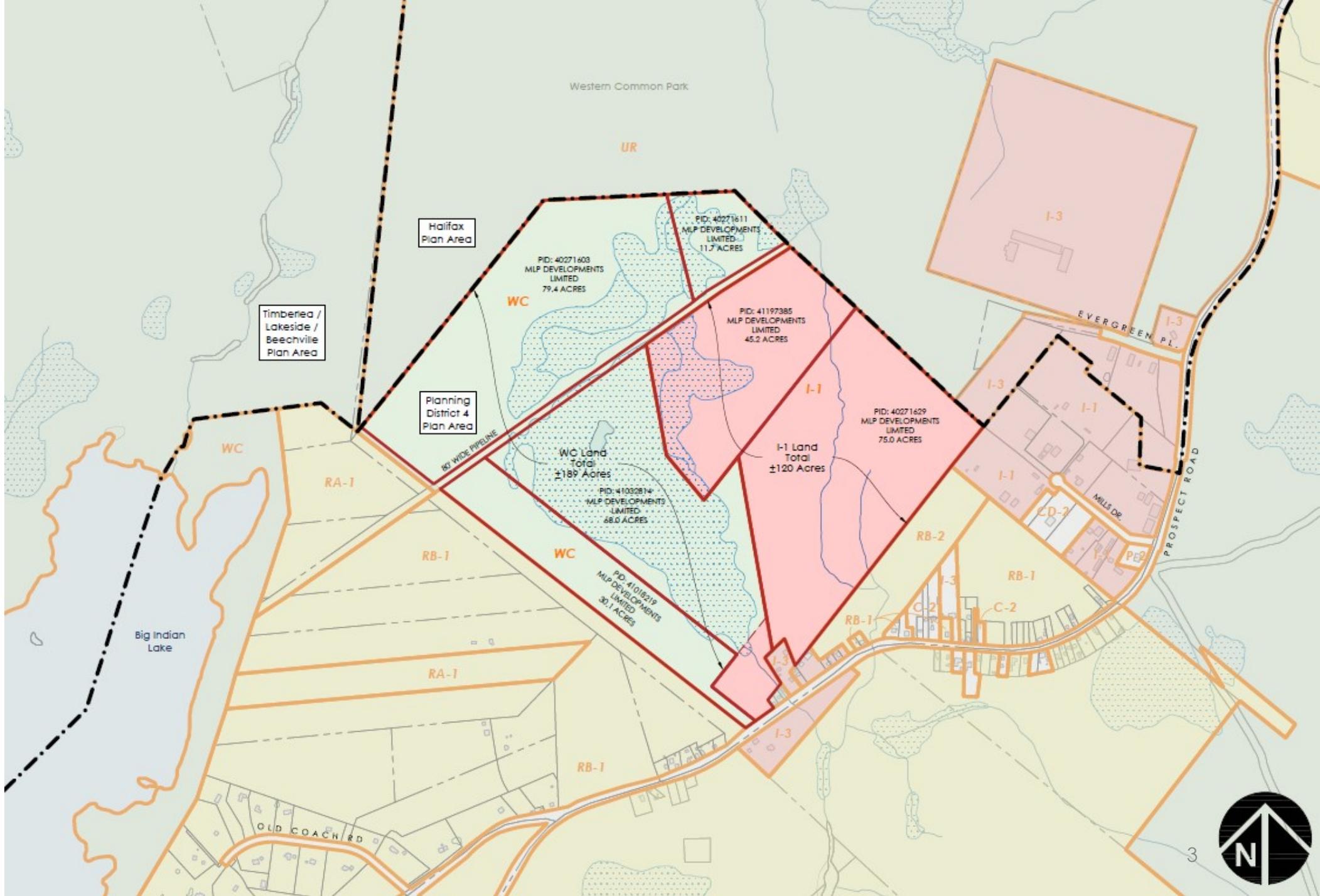
2. Redesignate and rezone PID's identified below from RB-1 to I-1

PID	Current Zone	Proposed Zone	Area (acres)
<b>41197385</b>	RB-1	I-1	45a
<b>40271629</b>	RB-1	I-1	75a
		<b>Total</b>	<b>120a</b>

3. Contingent on the above zoning changes, **189 + acres** of the newly created WC lands would be donated to HRM for addition to the Western Commons Park.

# Lands to be rezoned

-  I-1 Land
-  WC Land



# I-1: Light Industry Zone

## PART 27: I-1 (LIGHT INDUSTRY) ZONE

### 27.1 I-1 USES PERMITTED

No development permit shall be issued in any I-1 (Light Industry) Zone except for the following:

#### Industrial Uses Permitted

Manufacturing operations  
Warehouse operations  
Wholesale operations  
Research facilities  
Postal and courier depots  
Recycling depots  
Transport facilities and maintenance yards  
Taxi and bus depots  
Parking lots  
General contracting and storage yards  
Communication stations  
Mobiles and offices accessory to any permitted use

#### Commercial Uses

All C-2 uses

#### Other Uses

**Composting operations (see section 4.29) (MC-Feb 26/96;E-Mar 28/96)**

### 27.2 I-1 ZONE REQUIREMENTS

In any I-1 Zone where uses are permitted in accordance with Section 27.1, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	20,000 square feet (1858.1 m <sup>2</sup> )
Minimum Frontage	100 feet (30.9 m)
Minimum Front or Flankage Yard	30 feet (9.1 m)
Minimum Rear or Side Yard	15 feet (4.6 m)
Maximum Lot Coverage All Buildings	50 percent

### 27.3 OTHER REQUIREMENTS: INDUSTRIAL USES

Where uses are permitted as an industrial use in an I-1 Zone, the following shall apply:

- (a) The use shall not be obnoxious or create a nuisance.

## PART 28: I-3 (LOCAL SERVICE) ZONE

### 28.1 I-3 USES PERMITTED

No development permit shall be issued in any I-3 (Local Service) Zone except for the following:

#### Local Service Uses

Autobody shops and engine repairs  
Welding, plumbing and heating, electrical, carpentry, sheet metal, black smithing, and other special trade contracting services and shops  
Trucking, landscaping, excavating and paving services  
Machine shop  
Service shops  
Wholesale bakeries  
Laundromats  
Boat shops

#### Salvage Yard Uses

Existing salvage yard uses on LIMS Nos. 568162, 404822, 40067431 and 40258295

#### Residential Uses

Single and two unit dwellings in conjunction with permitted uses  
All existing dwelling units

### 28.2 I-3 ZONE REQUIREMENTS

In any I-3 zone where uses are permitted in accordance with Section 28.1, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	20,000 square feet (1858.1 m <sup>2</sup> )
Minimum Frontage	100 feet (30.5 m)
Minimum Front or Flankage Yard	30 feet (9.1 m)
Minimum Rear or Side Yard	15 feet (4.6 m)
Maximum Height	35 feet (10.7 m)

### 28.3 OTHER REQUIREMENTS: LOCAL SERVICE USES

Where any use is permitted as a local service use, except existing salvage yards, the following shall apply:

- (a) The total gross floor area of all buildings on any lot which are devoted to local service uses shall not exceed two thousand (2,000) square feet (185.8 m<sup>2</sup>).
- (b) No materials or mechanical equipment shall be permitted which are obnoxious or which creates a nuisance.

# I-3: Local Service Zone

# Public Information Meeting Quotes

Wednesday, January 6<sup>th</sup>, 2011

- "Chris Beazley advised that the bog and wetlands are very important to the watersheds in the area and if this area is touched it will have a negative impact on the watersheds."
- "Danny Caines.... It (Drysdale Bog) has been a sensitive area for a long time, and therefore, HRM should buy the land for conservation."
- "Mike Lamplogh (sic) He asked why HRM doesn't buy the land, as conversation land, to protect it."
- "Denise Caines asked if HRM, along with water conservation (Provincial and Federal), would consider purchasing this land to preserve it in its natural state."
- "Mr. Cascadden stated that the time for thinking is now as the lands need to be conservation lands. It needs to be done prior to coming to this land."
- "Dan McAvoy stated that he was glad to see that people in this area were supportive of the idea of the HRM buying up these lands as a conservation area, to protect the wetlands"
- "John Cascadden stated that he supports conservation of the said Bog area, 100 percent."
- "Unknown resident asked why HRM is not acquiring these lands....."